

**THE CALIFORNIA DEBT AND  
INVESTMENT ADVISORY COMMISSION**

*State Treasurer Phil Angelides, Chair*



*Presents*

**THE FUNDAMENTALS  
OF  
LAND-SECURED  
FINANCING**

**November 18, 2005**

**Kellogg West Conference Center & Lodge  
3801 W. Temple Avenue  
Pomona, California 91768**

**California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400  
Sacramento, CA 95814**

**FIRST CLASS**

**THE FUNDAMENTALS OF LAND-SECURED  
FINANCING WORKSHOP**

# THE FUNDAMENTALS OF LAND-SECURED FINANCING

## The California Debt and Investment Advisory Commission (CDIAC)

is offering a one-day intensive workshop on the fundamentals of land-secured financing. The workshop will consist of two teams of presenters drawn from both public and private organizations that will compare and contrast the uses of special tax and assessment financing. The program is designed for local government officials and other professionals seeking to utilize land-secured public financing for either capital facilities or services or both.

### AGENDA

#### 8:00 am Registration and Distribution of Materials

Complimentary Coffee and Rolls

#### 8:30 am Welcome and Opening of Program

*Jane Thompson, Executive Director, CDIAC*

### SESSION I

#### 8:45 am Basic Structures of Assessment and Community Facilities Districts

This session considers the background, eligibility, exactions, benefits, and reasonableness of assessment district versus community facilities district financing.

### SESSION II

#### 9:45 am Pre-Formation Considerations

This session reviews the considerations that an issuer may evaluate when choosing to utilize special tax or assessment financing for infrastructure. In addition, the panels will discuss the options of public works contracting versus project acquisition. Speakers also will discuss assembling the resource team and establishing a liaison with other local agencies and developers.

#### 10:45 am Break

### SESSION III

#### 11:00 am District Formation Process

This session provides a comparison of the steps involved in forming assessment and community facilities districts, including elections and balloting, levying assessments or special taxes, and financial reporting.

#### NOON Luncheon for all Participants and Speakers

### SESSION IV

#### 12:45 pm Project Implementation

This session reviews the issues and steps involved in implementing a project financed with Mello-Roos or assessment bonds. Speakers will cover other considerations such as property acquisition, environmental clearances, and the review of project plans.

1:45 pm

Break

### SESSION V

2:00 pm

#### Bond Issuance

This session provides an overview of the mechanics of a bond issuance. The speakers will discuss the members of a financing team, the structure of the financing, and the bond sale process, including whether the bonds should be sold through a negotiated or competitive process.

3:00 pm

Break

### SESSION VI

3:15 pm

#### Administration of Liens and Bonds

This session discusses issuer responsibility for the on-going administration of the debt, including loans, collections, and managing the flow of funds for investment purposes, as well as providing on-going disclosure.

4:15 pm

#### Workshop Conclusion and Evaluation

#### FACULTY:

##### Mello-Roos Financing Team:

**JIM FABIAN**, *Fieldman, Rolapp & Associates, Inc.*

**SUSAN GOODWIN**, *Goodwin Consulting Group, Inc.*

**ROQUE CHIRIBOGA**, *City of San Marcos*

##### Assessment District Financing Team:

**SAM SPERRY**, *Orrick, Herrington & Sutcliffe LLP*

**JOAN COX, P.E.**, *Harris & Associates*

**JENINE WINDESHAUSEN**, *County of Placer*

For more information, please call (916) 653-3269. Registration fee is \$125 and includes materials and lunch. Fax this registration form to (916) 654-7440 to reserve your seat.

Mail checks to:

**CDIAC**

**915 Capitol Mall, Room 400**

**Sacramento, CA 95814, Attention: Seminar Programs**

***Make checks payable to: California Debt and Investment Advisory Commission***

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***LIMITED SEATING - REGISTER TODAY!***

***Registration ends on October 24, 2005***